



**LAND USE ZONING, SUBDIVISION AND  
ADVERTISEMENT REGULATIONS**

**DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2017**

**“Residential-Comprehensive Development Area” to  
“Residential Medium Density”  
“Rural” to “Residential Medium Density”**

**FEBRUARY 2017**

**PLAN-TECH**



**ENVIRONMENT**

**URBAN AND RURAL PLANNING ACT**  
**RESOLUTION TO APPROVE**  
**TOWN OF LEWISPORTE**  
**DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2017**

Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte.

- a) Adopted the Lewisporte Development Regulations Amendment No. 24, 2017, on the 1<sup>st</sup> day of August, 2017.
- b) Gave notice of the adoption of the Town of Lewisporte Development Regulations Amendment No. 24, 2017, by advertisement inserted on the 16<sup>th</sup> day and the 23<sup>rd</sup> day of August, 2017 in *The Pilot* newspaper.
- c) Set the 6<sup>th</sup> day of September at 7:00 p.m. at the Town Hall, Lewisporte for the holding of a public hearing to consider objections and submissions.

Now under section 23 of the *Urban and Rural Planning Act*, the Town Council of Lewisporte approves the Town of Lewisporte Development Regulations Amendment No. 24, 2017, as adopted.

SIGNED AND SEALED this 12<sup>th</sup> day of Oct, 2017

Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	<u>2755-2017-022</u>
Date	<u>Nov 6/17</u>
Signature	<u>Eddie Joyce</u>

Mayor: Betty Clarke (Council Seal)

Clerk: E Bursay

**URBAN AND RURAL PLANNING ACT  
RESOLUTION TO ADOPT  
TOWN OF LEWISPORTE  
DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2017**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Lewisporte adopts the Town of Lewisporte Development Regulations Amendment No. 24, 2017.

Adopted by the Town Council of Lewisporte on the 1<sup>st</sup> day of August, 2017.

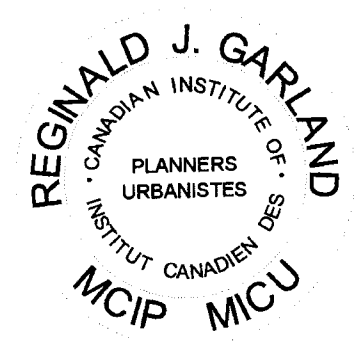
Signed and sealed this 12<sup>th</sup> day of Oct, 2017.

Mayor: Betty Clarke (Council Seal)

Clerk: EBurnsuf

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Town of Lewisporte Development Regulations Amendment No. 24, 2017, has been prepared in accordance with the requirements of the *Urban and Rural Planning Act*.



# TOWN OF LEWISPORTE

## DEVELOPMENT REGULATIONS AMENDMENT No. 24, 2017

### BACKGROUND

The Town of Lewisporte proposes to amend its Development Regulations. The Town has received inquiries to acquire Crown land and develop a multi-lot residential subdivision on land north of Bayview Heights and Second Avenue. Presently, the subdivision design is preliminary and identifies maximum lot potential as a part of the Crown land acquisition. Multiple new street construction will be required with connection to Bayview Heights and Second Avenue and to a new proposed development as identified in Development Regulations Amendment No. 22, 2016.

The purpose of this Amendment is to designate an area of Crown land north of Bayview Heights and Second Avenue from **Residential-Comprehensive Development Area (R-CDA)** to **Residential Medium Density (RMD)**, and to **Rural (RUR)** to **Residential Medium Density (RMD)**.

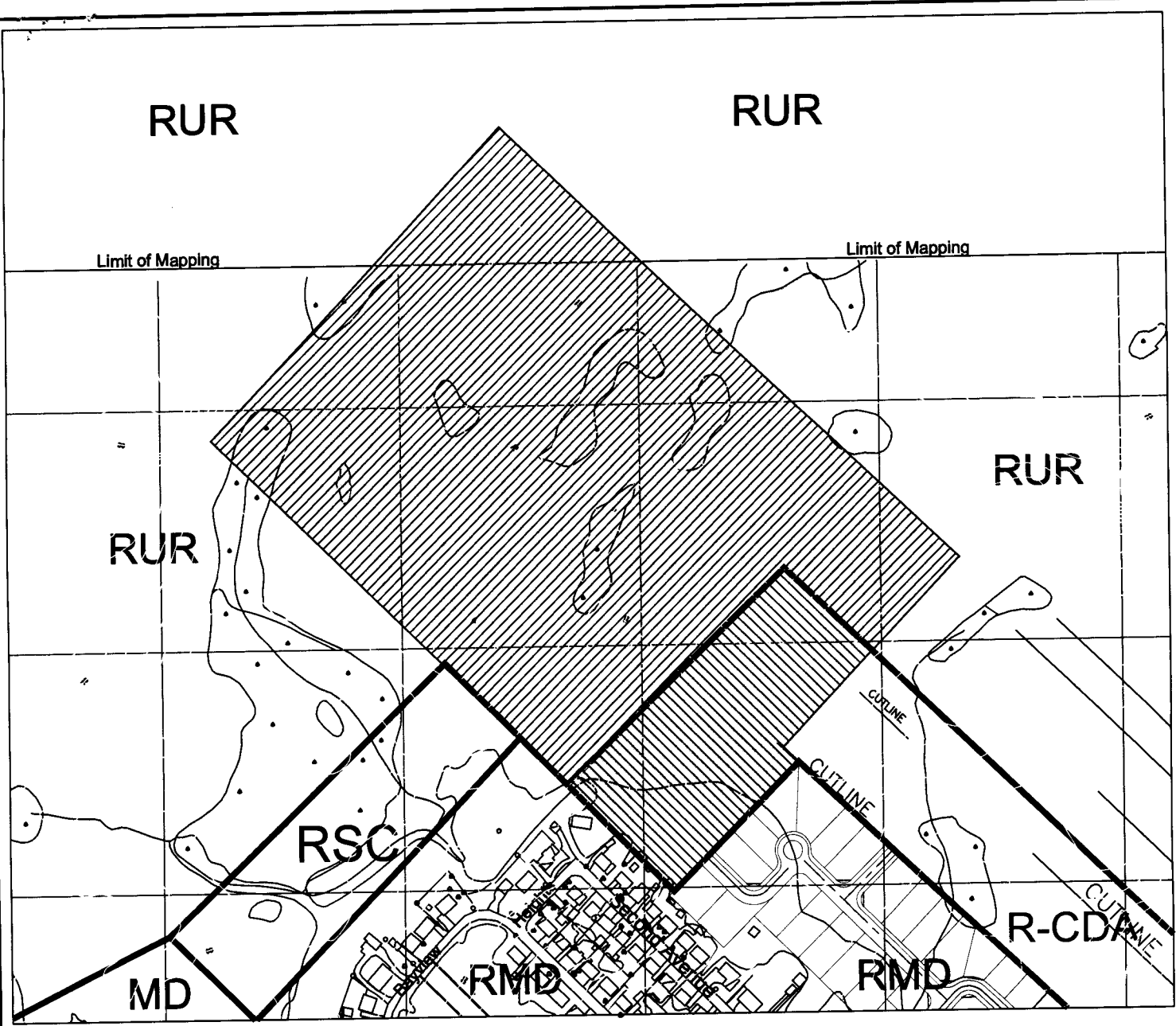
### PUBLIC CONSULTATION

During the preparation of this amendment, Council undertook the following initiative so that individuals and groups could provide input to the proposed Development Regulations Amendment. The Town Council of Lewisporte published a notice in *The Pilot* newspaper on March 1, 2017, advertising the proposed amendment to consider comments, objections and representations from the public. The Town Council also placed the proposed amendment on display at the Town Council Office from March 1 to March 8, 2017, for residents to view and to provide any comments or concerns in writing to the Council concerning the proposed amendment. No verbal or written comments were received.

### AMENDMENT No. 24, 2017

The Town of Lewisporte Development Regulations is amended by:

- A) **Changing** an area of land from “**Residential-Comprehensive Development Area (R-CDA)**” to “**Residential Medium Density (RMD)**”, and
- B) **Changing** an area of land from “**Rural (RUR)**” to “**Residential Medium Density (RMD)**” as shown on the attached copy of the Town of Lewisporte Land Use Zone Map.



**TOWN OF LEWISPORTE  
MUNICIPAL PLAN 2005-2015**

**LAND USE ZONE MAP  
DEVELOPMENT REGULATIONS  
AMENDMENT No. 24, 2017**

Development Regulations/Amendment  
Dated at Lewisporte

**REGISTERED**

This 12 Day of Oct 2017

Number 2775-2017-002

Date Nov 6/17

Signature Eddie Joyce

Betty Laska Mayor

Ebunus Clerk



Area to be changed from: "Residential-  
Comprehensive Development Area" to  
"Residential Medium Density"



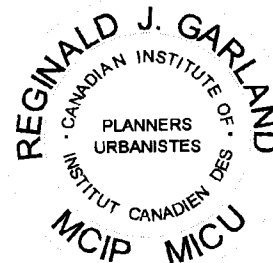
Area to be changed from: "Rural" to  
"Residential Medium Density"

PLAN-TECH



ENVIRONMENT

Scale: 1:5000



I certify that the attached Town of Lewisporte Municipal Plan Amendment No. 24, 2017, has been prepared in accordance with the requirements of the Urban and Rural Planning Act.